058.0	0009	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	850,200 / 850,200
					USE VALUE:	850,200 / 850,200
					ASSESSED:	850,200 / 850,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`NEIL KEVIN JOHN
Owner 2:	CAVALLARO ANGELA KATHLEEN
Owner 3:	
Street 1:	44-46 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBIAN GRANT H -
Owner 2:	-
Street 1:	44-46 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,138 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1926, having primarily Aluminum Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7138.000	405,700	600	443,900	850,200
Total Card	0.164	405,700	600	443,900	850,200
Total Parcel	0.164	405,700	600	443,900	850,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.05 | /Parcel: 385.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38916
GIS Ref:
GIS Ref:
Insp Date: 09/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0009-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	405,800	600	7,138.	443,900	850,300	850,300	Year End Roll	12/18/2019
2019	104	FV	331,700	600	7,138.	450,200	782,500	782,500	Year End Roll	1/3/2019
2018	104	FV	345,000	0	7,138.	336,100	681,100	681,100	Year End Roll	12/20/2017
2017	104	FV	323,900	0	7,138.	304,400	628,300	628,300	Year End Roll	1/3/2017
2016	104	FV	323,900	0	7,138.	291,700	615,600	615,600	Year End	1/4/2016
2015	104	FV	271,000	0	7,138.	247,300	518,300	518,300	Year End Roll	12/11/2014
2014	104	FV	271,000	0	7,138.	234,600	505,600	505,600	Year End Roll	12/16/2013
2013	104	FV	281,600	0	7,138.	223,200	504,800	504,800		12/13/2012

!5009!

PRINT

Date	Time
12/10/20	19:57:50

LAST REV

Date	Time
09/27/18	17:55:59

mmcmakin

5009

USER DEFINED

Prior Id # 1:	38916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBIAN GRANT H,	69416-480		6/12/2017		730,000	No	No		
TAKVORIAN VAHEY	24232-184		2/1/1994		181,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2018	361	Insulate	12,246	C				
9/6/2017	1150	Porch	13,650	C				
6/8/1994	259	Manual	1,000					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7138		Sq. Ft.	Site		0	70.	0.89	5									443,898						443,900	

Total AC/HA:	0.16387	Total SF/SM:	7138	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	443,898	Spl Credit		Total:	443,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.12554348
Const Adj.:	0.98990101
Adj $ / SQ:	178.268
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588020
Depreciation:	182286
Depreciated Total:	405734

COMMENTS

ACROSS COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

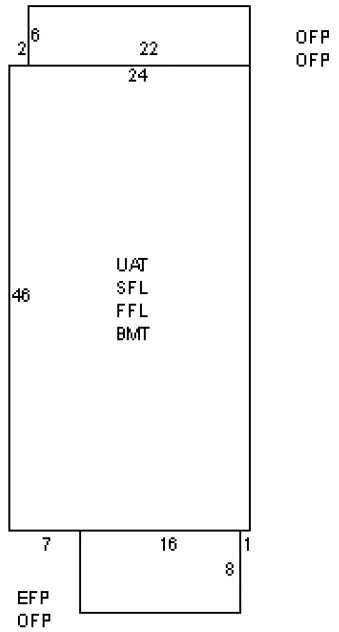
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	53.480	59,042
FFL	First Floor	1,104	178.270	196,808
SFL	Second Floor	1,104	178.270	196,808
OFP	Open Porch	392	20.500	8,036
UAT	Upper Attic	276	71.310	19,681
EFP	Enclos Porch	128	48.000	6,145

Net Sketched Area:	4,108			Total:	486,520
Size Ad	2208	Gross Are	4936	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.27
Special Features:	0	Val/Su Net:	98.76
Final Total:	405700	Val/Su SzAd	183.74

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0009-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X11	A	VG	2016	5.66	T	2.5	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600